

**Development requirements for a Planned Development – Business District (PD-B)
being 0.396 acres of land adjoining the northeast corner of the S. Preston Avenue and E. 27th Street
intersection, being Lots 1 through 3 in Block 61 of Bryan’s Original Townsite.**

General Purpose and Description

The purpose of the Made Well Ministries Planned Development – Business District (PD-B), hereinafter referred to as “Made Well PD” or “this District”, is to guide the land use and physical development on the subject property. This PD-B District development plan is envisioned as a tool to help stabilize and improve property utilization, to facilitate appropriate use of Lots 1 through 3 in Block 61 of Bryan’s Original Townsite, ensure protection of surrounding residential properties from foreseeable negative impacts resulting from the permitted use of the property, to strengthen the area economy, and to promote the general welfare of the community.

Historic Preservation Overlay District:

At the time of adoption of this ordinance, a 0.132-acre portion of this district exists within the boundaries of the East Side Historic District, as shown in the attached “Exhibit B-1”, and is subject to the requirements set forth by the Historic Preservation Overlay District. This includes, but is not limited to, that any construction, reconstruction, alteration, restoration, rehabilitation, relocation, demolition, or any other change that is visible from a public right-of-way, may not occur without prior approval of a Certificate of Appropriateness (COA) from the Historic Landmark Commission (HLC).

Section 1: Definitions

The following words, terms, and phrases shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, except where the context clearly indicates a different meaning. Words and terms that are not expressly defined in this chapter or in Chapter 62 have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural; and words used in the plural number include the singular.

Counseling and therapy service shall mean an establishment where licensed or certified professionals provide professional guidance, evaluation, and/or support, to individuals or groups, relating to their mental and behavioral health, nutrition and wellness, or other similar matters. These services are provided on an outpatient basis and does not include medical diagnosis, treatment, or procedures.

Short-term child care shall mean a facility or program providing supervised care for children for no more than two (2) hours in any single day, while the parent, guardian, or responsible adult remains on the premises. These services are incidental in nature and shall not be classified as a Class A, B, or C Child Care Facility, as defined in the Bryan Code of Ordinances.

Section 2: Land Uses

The following land uses shall be permitted by right in this District:

- Counseling and therapy service;
- Detached residential dwelling;
- Fitness center;
- Massage establishment;
- Medical clinic; and
- Short-term child care.

Section 3: Physical Development

Physical development in this District shall be in accordance with the development plan attached on “Exhibit B-2”. Any construction, reconstruction, alteration, restoration, rehabilitation, relocation, demolition, or any change that is visible from a public right-of-way, on a historic property within a Historic Preservation Overlay District, shall not occur without prior approval of a COA from the HLC. No development or site alterations shall be permitted other than those depicted on the development plan and subject to additions, modifications or exceptions described herein.

1. *Minimum parking requirements*: The minimum off-street parking requirements set forth in the Bryan Code of Ordinances shall be met by maintaining an established parking agreement with the neighboring properties, being St. Joseph’s Catholic Church and First Methodist Church.
2. *Lighting*: The provisions of this section shall apply to all outdoor lighting except public streetlights. The purpose of these standards is to assure public safety, utility, and security of private and public property while minimizing the impact of glares and obtrusive light, and to limit outdoor lighting that is misdirected, excessive or unnecessary.
 - a. Outdoor lighting shall not exceed the following levels:
 - i. 0.50 lumens at the property line if the subject property abuts a residential district or a lot containing a residential use or at the right-of-way line of E. 27th Street; or
 - ii. 1.0 lumen at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line besides E. 27th Street.
 - b. Outdoor lighting shall not exceed a maximum height of 12 feet.
 - c. All outdoor lighting shall be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.

Section 4: Special Regulations

1. Any activities related to the fitness center, medical clinic, or other permitted uses, occurring outside of the business hours of 8:00am and 8:00pm, shall be conducted entirely within the interior of the site and shall not be visible from adjacent properties or public rights-of-way.
2. Noise above the average intensity of street traffic shall not be discernible beyond the boundaries of this district.
3. Group fitness activities relating to the fitness center land use shall be limited to twelve (12) participants per class.

Section 5: Signs

Signs in this district shall conform to the requirements set forth for properties zoned Residential District – 5000 (RD-5), subject to additions, modifications or exceptions described herein.

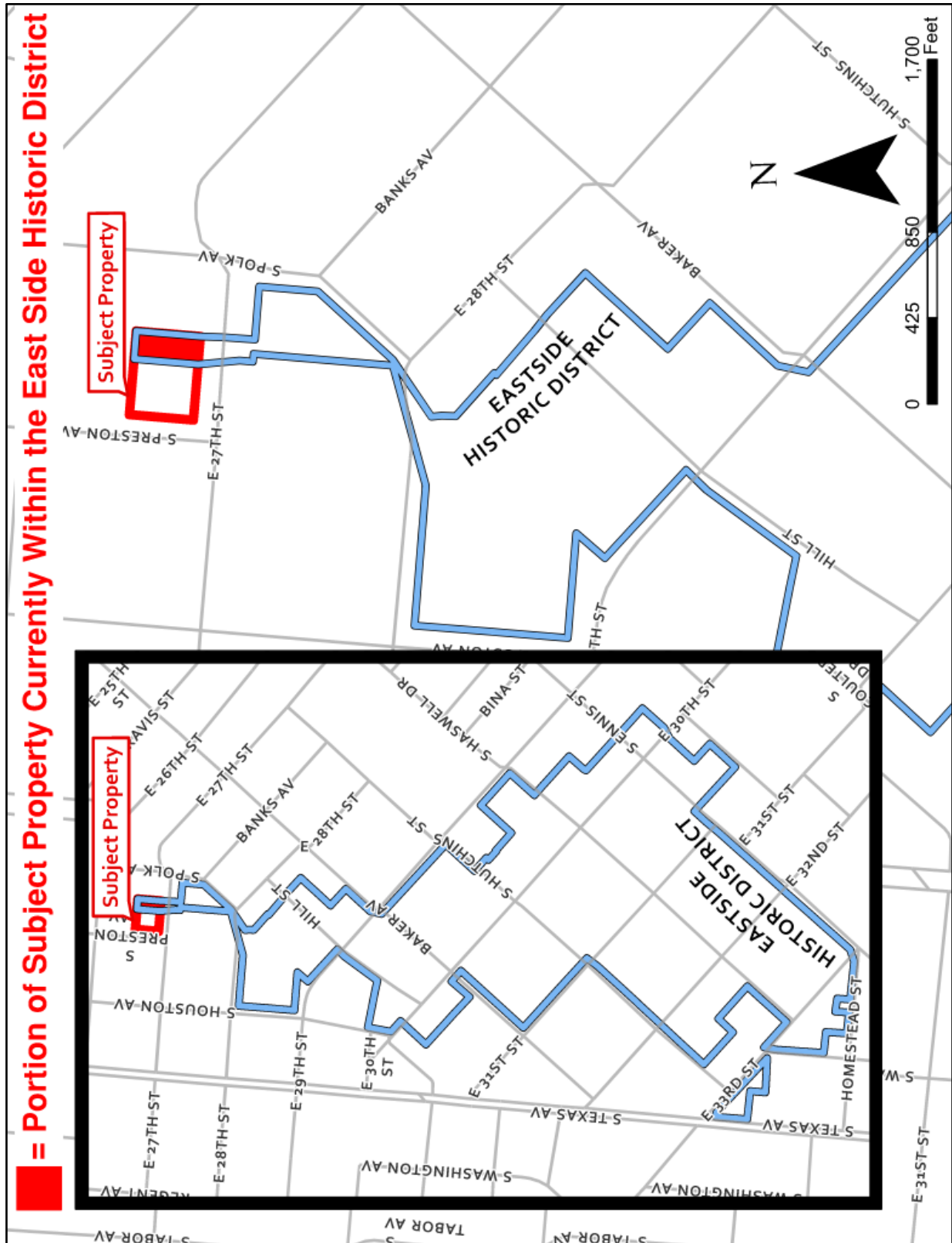
1. This district shall be allowed one low profile sign, not to exceed 40 square feet in sign area, and one wall sign not to exceed 30 square feet in sign area.
2. Low profile signs in this district shall be setback a minimum of 25-feet from the back of any curb and

shall not be permitted within the public right-of-way.

Section 4: Subdivision of Land

The subdivision of land in this District shall be allowed in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.

**“EXHIBIT B-1”
EAST SIDE HISTORIC DISTRICT BOUNDARIES**



**“EXHIBIT B-2”
DEVELOPMENT PLAN**